



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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IN REPLY PLEASE
REFER TO FILE: **PJ-2**

May 20, 2004

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**LAC+USC MEDICAL CENTER REPLACEMENT PROJECT
APPROVAL OF CHANGE ORDER—CONTROL ROOMS CONDUITS
IN DEPARTMENT OF WATER AND POWER VAULT
SPECS. 6550; C.P. 70787
SUPERVISORIAL DISTRICT 1
4 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER THAT
YOUR BOARD:**

Approve and authorize the Director of Public Works to execute a change order to Contract PW-12641 with McCarthy/Clark/Hunt, a Joint Venture, for the LAC+USC Medical Center Replacement Project, for the addition of electrical conduits in the electrical vault within the Central Plant building for the not to exceed amount of \$226,000.

REASON AND SCOPE

Unforeseen Condition	<input type="checkbox"/>	Regulatory Agency Requirement	<input checked="" type="checkbox"/>
Drawing Coordination	<input type="checkbox"/>	Previously Approved Scope Change	<input type="checkbox"/>
Errors and Omissions	<input checked="" type="checkbox"/>		

The construction drawings include a vault in the new Central Energy Plant for the City of Los Angeles Department of Water and Power to install its permanent power equipment for the new hospital. However, these drawings did not include all the work required for underground conduits to the control room of the Water and Power vault. The A/E has now issued drawings for this work, and Public Works has negotiated the cost with the contractor for a not to exceed cost of \$226,000. The Chief Administrative Office and Public Works have reviewed this change and cost impact with the Project Advisory Committee. This work is considered to be within the scope of the project.

BACKGROUND

The Central Plant building contains a vault designed to house Water and Power's electrical equipment. For nearly two years, during the preconstruction phase of the project, the project architect, HOK/LBL, and its electrical engineer, ME Engineers, worked with Water and Power to develop the size and scope of equipment required for the Water and Power vault. In order to complete the documents prior to bid, the electrical engineer made several design assumptions regarding the assignment of construction work within the vault between the contractor and Water and Power based on their historical experience working with Water and Power. ME advised Public Works that it is normal and customary for Water and Power to install equipment within their vault and charge the owner for this work. ME assumed the conduit required for the control systems would be installed by Water and Power inside the vault. However, ME did not recognize that updated drawings provided by Water and Power shortly before the bid period in June 2002, showed that the conduit system under the vault concrete floor was to be installed by the contractor, not Water and Power. Consequently, these updated drawings were not incorporated into the construction documents by the architectural team until after the bid from McCarthy/Clark/Hunt.

In an April 13, 2004 action, your Board approved a change order for \$170,592 to provide support framing and anchors required to attach Water and Power's electrical equipment to the ceiling of the electrical vault in the Central Energy Plant. At that time, we indicated that Water and Power had not provided drawings with equipment load requirements needed to size the support framing in time to include in the construction documents prior to bid. In fact, the specific equipment loads were not provided by Water and Power until September 2003, after the construction contract was awarded. However, in subsequent review of this issue with the Project Advisory Committee, we also determined that the architectural team did not thoroughly coordinate available information from Water and Power during the design phase that could have been included in the construction documents to mitigate this change. We further believe that this is the primary reason for the current change order.

Public Works has negotiated the cost of this work with MCH for the not to exceed amount of \$226,000 with no change to the current contract schedule. At the time of contract award, this work was anticipated to be completed by Water and Power inside the vault and funded from the budget category for utility permits and fees. Since this work will now be completed by the contractor, it will be funded from the construction change order contingency leaving an available balance in the utility permits and fees to fund remaining Water and Power equipment installation work.

CONTINGENCY BUDGET SUMMARY

CHANGE SUMMARY				
Board-Approved Contingency Budget	Executed Change Orders	Impact of This Action	Remaining Contingency Budget	Percentage Remaining
\$39,488,624	\$2,068,599	\$226,000	\$37,194,025	94.2%

CONCLUSION

Please return one adopted copy of this letter to the Chief Administrative Office (Capital Projects Division) and Public Works.

Respectfully submitted,

JAMES A. NOYES
Director of Public Works

DAVID E. JANSSEN
Chief Administrative Officer

MF:lp
Approval of Change Order-Electrical Conduits in DWP Vault.doc

cc: Executive Office
Department of Health Services (Fred Leaf, Azar Kattan)
Project Advisory Committee (A. Redmond Doms, Jerry Epstein, Nick Patsouras)